

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction BERKELEY

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction BERKELEY

Reporting Period 01/01/2014 - 12/31/2014

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
800 University	5+	Renter	4	0	0	54	58	0			
2526 Durant	5+	Renter	4	0	0	40	44	0			
1935 Addison	5+	Renter	7	0	0	62	69	0			
(9) Total of Moderate and Above Moderate from Table A3					5	258					
(10) Total by Income Table A/A3			15	0	5	258					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction BERKELEY

Reporting Period 01/01/2014 - 12/31/2014

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	44	84	144	272	The City has recorded a 55 -year regulatory agreement on each property, which
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	44	84	144	272	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction BERKELEY

Reporting Period 01/01/2014 - 12/31/2014

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	5	0	5	0
No. of Units Permitted for Above Moderate	19	0	80	3	0	102	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction BERKELEY

Reporting Period 01/01/2014 - 12/31/2014

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	328	0	0	0	0	0	0	0	0	0	15	313
	Non-Restricted		0	0	0	0	0	15	0	0	0		
Low	Deed Restricted	424	0	0	0	0	3	0	0	0	0	3	421
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		549	0	0	0	0	12	5	0	0	0	17	532
Above Moderate		1130	0	0	0	0	49	258	0	0	-	307	823
Total RHNA by COG. Enter allocation number:		2431	0	0	0	0	64	278	0	0	0	342	2089
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction BERKELEY

Reporting Period 01/01/2014 - 12/31/2014

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Berkeley Housing Authority	Provided housing assistance for low-income residents	Ongoing	The BHA provides housing assistance to residents. As of October 2014, the lease-up rate was 1971 (93%) . This rate has been steadily rising since 2002 with a 77% lease rate, and a 92% lease rate in 2009.
Boards and Commissions	Facilitate citizen input in City decisions	Ongoing	The City held over 100 public meetings in 2014 on topics such as HTF, development projects, affordable housing and more.
Condominium Conversion Ordinance	Control the rate of conversion and collect fees to fund affordable housing.	Ongoing	As of July 31 2014, 11 units were approved conversions.
Demolition Controls and Unit Replacement Requirement	Maintain the number of housing units in Berkeley.	Ongoing	No actions/updates available
Energy Conservation Opportunities and Programs	Promote energy efficiency in new and existing construction.	Ongoing	In 2014 there were 88 clients, 15 major homes repairs and 140 minor home repairs.
Fair Housing Assistance, Outreach and Education and programs addressing impediments to Fair Housing	Provide fair housing services and education to mitigate impediments to fair housing.	Ongoing	In 2014, 49 clients were served by EBCLC. All received fair housing counseling, 25 issues were investigated and 14 were successfully mediated. Four workshops and three audit tests were conducted.
Home Modifications for Accessibility and Safety	Provide home modification for	Ongoing	In 2014, 18 homes were remodeled by Rebuilding Together and 30 units by

(Rebuilding Together and CIL)	accessibility.		the Center for Independent Living (CIL)
Homeless Housing Services and Programs (HHSP): Everyone Home Plan	Implement the Everyone Home Plan	Ongoing	In 2014, the City continued to participate in the Everyone Home Leadership Board.
HHSP: Community Agency Contracting	Provide support services to homeless individuals and families.	Ongoing	Community agency contracting for HHSP related programs totaled \$2,833,996 in 2014.
HHSP: Homeless Housing Locations	Provide emergency shelter, transitional housing and permanent supportive housing programs	Ongoing	The City continues to provide 138 year round shelter beds, 184 seasonal shelter beds, 104 family transitional housing beds, 59 individual transitional housing beds, 271 units of permanent supportive housing and 140 beds/rooms of permanent supportive housing.
HHSP: Emergency Shelters/SB2	Implement SB2 allowing for by-right shelters	Completed	The Emergency Shelter Zoning Ordinance was adopted on December 17, 2013, and became effective on January 21, 2014.
HHSP: Centralized bed reservation system	Reduce nightly vacancies in shelters with reservations.	Ongoing	In 2009 Berkeley instituted a centralized reservation system. The Centralized Shelter Reservation Program has increased shelter occupancy from a low of 77% in 2007, to an occupancy rate of 94% for all Berkeley Shelters in 2013 (last available data).
HHSP: City's Housing Retention Program and ARRA Funding for HPRP	Provide housing retention support to prevent homelessness.	2012-2015	The HRP issued 35 household grants totaling \$38,763 in 2014.
HHSP: Energy Bill Payment Assistance	Provide energy bill payment assistance to prevent homelessness.	Discontinued	The City of Berkeley ended operation of this program as of December 31, 2011.
HHSP: Priority Home Partnership Program	Provide a county-wide prevention and rapid rehousing program.	Ongoing	In 2014, ESG funds were used to provide assistance to 60 households,
HHSP: Relocation Services	Provide tenants and owner relocation counseling.	Ongoing	66 tenants and 17 property owners were assisted in 2014.
HHSP: Reverse Mortgage Counseling	Assist low-income elderly homeowners access home equity	Discontinued	The City no longer contracts with ECHO to provide reverse mortgage counseling.
HHSP: Shelter Plus Care	Provide supportive housing for homeless households.	Ongoing	In 2014, the City provided 291 rental units and had 24 exits.
HHSP: Square One Supportive Housing Program	Provide supportive housing to the chronically homeless in Berkeley.	Ongoing	As of July, 2014, 15 individuals have been successfully engaged in services and 9 of the 15 are housed.
HHSP: Mental Health Services Act Housing Program	Provide housing and supportive services to/for people with serious mental illness.	Ongoing	MHSA funds support dedicated housing including the Harmon Gardens in 2009, and UA Homes with 7 dedicated units to mental health consumers.
Housing code compliance and the Rental Housing Safety Program (RHSP)	Maintain safe housing stock.	Ongoing	In 2014, Housing Code Enforcement/the Rental Housing Safety Program opened 238 new reactive (complaint driven) and 314 proactive cases, for a

			total of 542 new cases.
Housing Mitigation Fees for Non-residential development	Compensate increased demand for housing from new development	Ongoing	Since 2000, \$447,904 in Housing Mitigation Payments have been collected and provided to the Housing Trust Fund.
Housing Trust Fund	Develop and preserve long-term BMR housing.	Ongoing	From 1990-2009 the HTF has contributed funds to support 1,055 units at 50 property locations. As of March 31, 2009 cumulative funds received equal \$39,827,205 with \$38,258,169 of these funds committed.
Inclusionary Housing/State Density Bonus	Increase the supply of housing affordable to lower-income HHS	Ongoing	Between 1999 and 2009, City projects included 206 DB and 362 inclusionary units.
Lead Poisoning Prevention Program	Address exposure of children to unsafe levels of lead	Ongoing	Note: while this program is ongoing, it is no longer considered a housing-related program.
Mitigating Governmental Constrains	Reduce governmental constraints on production of new housing.	Ongoing	The planning department continued public outreach efforts, interdepartmental roundtable, and expedited project reviews in 2014. Possible constraints continue to be reviewed.
Mortgage Credit Certificate Program	Help low-income households achieve home ownership.	Ongoing	The program continues and in 2014, there were no Berkeley homebuyer purchases using the MCC program.
Permit Fee Deferrals for Affordable Housing	Promote affordable housing by allowing fee deferrals.	Ongoing	Since 2000, the City has deferred at least \$2 million in permit fees for an estimated 12 to 15 residential projects.
Preserving Units at Risk of Conversion to Market Rate	Preserve BMR units at risk of converting to market rate.	Ongoing	For the 2009 Berkeley Housing Element an inventory of units at risk of conversion was prepared. 75 units were preserved in 2014.
Priority Development Area Program	Encourage higher density new development near transit.	Ongoing	The City received a grant funding from ABAG/MTC in 2014 for the Adeline Corridor Plan, and the planning process will start in 2015.
Problem Properties Task Force (Team)	Address safety concerns at vacant/blighted properties.	Ongoing	The City continues to activate the PPTF on an as-needed basis for properties with safety concerns.
Project Review Outreach Efforts	Actively solicit input from Berkeley residents on proposed projects.	Ongoing	Information about all major projects continued to be provided at projects sites.
Reasonable Accommodation Ordinance	Process reasonable accommodation requests efficiently.	Ongoing	Reasonable accommodations continue to be available. No reasonable accommodation requests were processed in 2014.
Redevelopment Agency Tax increment Set-Aside Funds for Housing Activity	Fund affordable housing through tax increment set-asides funds.	Until 2020	The 2011 Budget Act approved the dissolution of the state RAs. In January of 2012 the City elected to serve as the Successor Agency to the RA with an oversight board.
Rent Stabilization and Tenant Protections	Rent stabilization and good cause for eviction for Berkeley tenants.	Ongoing	In 2014, the Rent Board continued educational and support for tenants and landlords.
Second Units (Accessory Dwelling Units)	Increase the supply of housing through	Ongoing	No actions/updates available

	accessory dwelling units.		
Seismic Preparedness Programs	Improve the safety of housing through seismic retrofits.	Ongoing	From June 2013 to July 2014, the City issued over \$402,453.19 in seismic retrofit rebates. As of September 2014, 14 URM properties remain on the list.
Senior and Disabled Home Improvement Loan Program	Assist senior and disabled HHs preserve their housing.	Ongoing	In 2014, 8 units were rehabilitated with loans from the program.
Tool Lending Library	Assist Berkeley residents with the preservation of the City's housing stock.	Ongoing	The new TTL branch opened in May 2013 with more space for an increased tool inventory.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction

BERKELEY

Reporting Period

01/01/2014

-

12/31/2014

General Comments: